

## **Notice on Title – Proposed Rule**

### **Proposed Regulatory Purpose:**

It is the purpose of this rule to implement the provisions of K.C.C 21.24 by specifying the contents and form required for the notice on title or on-site signage for each a critical area. and for a mitigation site which has been added to any property.

### **Notice on Title for Critical Areas – Content**

The following notices shall be:

1. Filed with the records and elections division as an attachment to the notice on title required pursuant to K.C.C. 21A.24.170 as appropriate; and
2. Presented on the face of the recorded subdivision, short subdivision, urban planned development or binding site plan for all affected lots.

#### **Flood Hazard Area**

##### "NOTICE"

"This property is located in a flood hazard area and may be subject to inundation or bank erosion by flood waters. Lots and structures located within flood hazard areas may be inaccessible by emergency vehicles during flood events. Residents and property owners should take appropriate advance precautions. In addition, levees in this area may not be federally certified flood control facilities and may not provide protection during flood events."

#### **Channel Migration Hazard Area**

##### "NOTICE"

"This property is located in a channel migration zone. Based on historical data, the channel or stream is expected to migrate and change locations over time, possibly undercutting or eroding portions of this property. Any structures within the channel migration zone may be at risk from the migrating channel and could be damaged or destroyed unless moved. Relocation of structures shall be at the owners' expense. Bank stabilization or other protective measures to prevent undercutting or bank erosion within the channel migration zone shall be prohibited unless undertaken in full compliance with K.C.C. 21A.24

## **Coal Mine Hazard Area**

### **"NOTICE"**

"This property is located in an area of historic coal mine activity. A coal mine hazard assessment report has been prepared to characterize the potential hazards contained on this property. The report is dated *[insert date of the final report]*, was prepared by *[insert name of professional engineer with license number]* at the direction of *[insert name of property owner]*, and reviewed by the King County Department of Development and Environmental Services *[and, if necessary, include name of peer reviewing professional engineer with license number]*. A review of the report is advised prior to undertaking unregulated or exempt land use activities and is required prior to undertaking regulated land use activities."

## **Volcanic Hazard Areas**

### **"NOTICE"**

"The structures on this property are located in an area which may be inundated by mudflows originating on Mount Rainier. For further information regarding this hazard, please contact King County".

## **Steep Slope**

### **"NOTICE"**

"This property contains or is adjacent to a steep slope. Regulatory set-backs may apply to the top, toe or sides of the slope, pursuant to Chapter 21A.24, the King County Critical Areas Ordinance."

## **Landslide Hazard Area**

### **"NOTICE"**

"This property contains a Landslide Hazard Area. Regulatory setbacks may apply pursuant to Chapter 21.A24, the King County Critical Areas Ordinance. Contact King County prior to altering such features."

## **Critical Aquifer Recharge Area**

### **"NOTICE"**

"This property or portions of this property are in a critical aquifer recharge area and may be subject to the requirements of Chapter 21A.24"

### **Wetlands**

#### **"NOTICE"**

"This property contains a regulated (*Category is optional*) wetland or wetland buffer."

### **Aquatic Areas**

#### **"NOTICE"**

"This property contains a Class S, F, N, O aquatic area or aquatic area buffer."

### **Notice on Title -Mitigation Sites – Contents**

The following notices shall be:

1. Filed with the records and elections division as an attachment to the notice on title required pursuant to K.C.C. 21A.24.170 as appropriate; and
2. Presented on the face of the recorded subdivision, short subdivision, urban planned development or binding site plan for all affected lots.

### **Aquatic Areas and Wetlands**

#### **"NOTICE"**

"This property contains one or more mitigation sites as designated on the site map. These areas were set aside, planted, or enhanced to compensate for past development which may have affected aquatic areas or their buffers or wetlands or their buffers. These portions of the property are also regulated as critical areas."

### **Wildlife Corridors**

#### **"NOTICE"**

"This property contains or is adjacent to a county wildlife network. and is regulated as a critical area. The network may be preserved in a conservation easement. Activities on this lot may be subject to various requirements in Chapter 21A24, the Critical Areas Ordinance."

## **Wildlife Habitat Conservation Area**

### **"NOTICE"**

"This property contains a wildlife habitat conservation area. The property may be subject to the requirements of a habitat management plan prepared by previous owners. Please contact King County Department of Natural Resources or King County Department of Development and Environmental Services."